

ORDINANCE NO. 980416-Q

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE FROM INTERIM TO PERMANENT ZONING AS FOLLOWS:

THIRTY-NINE TRACTS OF LAND CONSISTING OF APPROXIMATELY 587 ACRES, GENERALLY KNOWN AS THE VILLAGE OF WESTERN OAKS, LOCALLY KNOWN AS THE PROPERTY LOCATED ON THE WEST SIDE OF SOUTH MOPAC BOULEVARD, IN THE VICINITY OF SLAUGHTER LANE WEST, CONVICT HILL ROAD, AND BECKETT ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the interim base zoning districts from "I-RR" Interim Rural Residence district and "I-SF-2" Interim Single Family Residence (Standard Lot) district to "RR-CO" Rural Residence district-Conditional Overlay combining district, "SF-2" Single Family Residence (Standard Lot) district, "SF-4A" Single Family Residence (Small Lot) district, "SF-6-CO" Townhouse & Condominium residence district-Conditional Overlay combining district, "MF-1-CO" Multifamily Residence (Limited Density) district-Conditional Overlay combining district, "LR-CO" Neighborhood Commercial district-Conditional Overlay combining district, "GR-CO" Community Commercial district-Conditional Overlay combining district, and "P-CO" Public district-Conditional Overlay combining district, and to establish a Conditional Overlay combining district on the property described in File C14-97-0158, as follows:

Thirty-nine tracts of land consisting of approximately 587 acres of land, in Travis County, Texas, the tracts and base zoning districts being more particularly described and identified in the chart below, (the "Property"),

located approximately 3300 feet along the west side of MoPac Expressway South (Loop 1), approximately 200 feet north from its intersection of Slaughter Lane West; and approximately 1000 feet along the south side of Convict Hill Road, west from its intersection with Beckett Road, previously known as Village of Western Oaks Municipal

Utility District, in the City of Austin, Travis County, Texas, and as more particularly identified in the maps attached as Exhibits "A through "Q".

Tract No.	Legal Description Note: all property is recorded in Plat Records of Travis County Texas	Zoning District
1	Village of Western Oaks, <u>Sec. 14</u> , Blk. 1 (less Lots 25 & 44), Blks. 2, 3, 4, 5 (less Lot 25); Plat Book 86, Pages 80B-81A.	SF-2
2	Village of Western Oaks, <u>Sec. 14</u> , Blk. 1, Lots 25 & 44, Blk. 5, Lot 25; Plat Book 86, Pages 80B-81A.	P-CO
3	Village of Western Oaks, <u>Sec. 32-A</u> , Blk. A (less Lot 32); Plat Book 93, Pages 10-12.	SF-2
4	Village of Western Oaks, <u>Sec 32-A</u> , Blk. A, Lot 32; Plat Book 93, Pages 10-12.	P-CO
5	Village of Western Oaks, <u>Sec. 30</u> ; Plat Book 86, Pages 92B-92C.	SF-6-CO
6	Amended Plat of Village of Western Oaks, <u>Sec. 34</u> , Blk. 36, (less Lots 7 & 18), Blks. 35 & 37; Plat Book 94, Pages 148-150.	SF-2
7	Amended Plat of Village of Western Oaks, <u>Sec. 34</u> , Blk. 38, Lot 1; Plat Book 94, Pages 148-150.	P-CO
8	Amended Plat of Village of Western Oaks, <u>Sec. 34</u> , Blk. 36, Lot 7 & 18; Plat Book 94, Pages 148-150.	RR-CO
9	Village of Western Oaks, <u>Sec. 16-C</u> , Blk. 19 (less Lot 9), Blks. 20, 42, 44 & 21 (less Lot 10); Plat Book 100, Pages 354-357.	SF-2
10	Village of Western Oaks, <u>Sec. 16-C</u> , Blk. 19, Lot 9, Blk. 21, Lot 10; Plat Book 100, Page 354-357.	RR-CO

Tract No.	Legal Description Note: all property is recorded in Plat Records of Travis County Texas	Zoning District
11	Village of Western Oaks, <u>Sec. 16-A</u> , Blks. 21, 22, 23, 24, 25, 26; Plat Book 86, Pages 62A-62D.	SF-2
12	Village of Western Oaks, <u>Sec. 29-A</u> , All of Blks. A & B; Plat Book 100, Pages 283-285.	SF-2
13	Village of Western Oaks, <u>Sec. 29</u> , Lots 1-3, and <u>Sec. 28</u> , Lots 1-3; Plat Book 86, Pages 91D-92A.	P-CO
14	Village of Western Oaks, <u>Sec. 13</u> , Blk. 7 (less Lot 23), Blk. 8, Blk. 9 (less Lot 12); Plat Book 85, Pages 174B-174D.	SF-2
15	Village of Western Oaks, <u>Sec. 13</u> , Blk. 7, Lot 23, and Blk. 9, Lot 12; Plat Book 85, Page 174B-174D.	P-CO
16	Village of Western Oaks, <u>Sec. 31</u> , Lots 1-3; Plat Book 86, Page 81B-81C. *Metes & bounds description for floodplain attached as Exhibit "R".	SF-6-CO RR-CO
17	Village of Western Oaks, <u>Sec. 27</u> , Lots 1 & 3; Plat Book 86, Pages 78D-79A	LR-CO
18	Village of Western Oaks, <u>Sec. 27</u> , Lot 2; Plat Book 86, Pages 78D-79A.	P-CO
19	Village of Western Oaks, <u>Sec. 15-A</u> , Blk. 34 (less Lot 1), Blks. 27, 28, 29 30 & 31; Plat Book 86, Pages 77D-78A.	SF-2
20	Village of Western Oaks, <u>Sec. 15-A</u> , Blk. 34, Lot 1; Plat Book 86, Pages 77D-78A.	RR-CO
21	Village of Western Oaks, <u>Sec. 15-B</u> , Blks. 31, 33, 34 (less Lots 1 & 2) 35, 32 & 27; Plat Book 86, Pages 89B-90A.	SF-2

Tract No.	Legal Description Note: all property is recorded in Plat Records of Travis County Texas	Zoning District
22	Village of Western Oaks, <u>Sec. 12</u> , Blks. 14, 15, 16, 17, 18 & 10 (less Lots 4 & 8); Plat Book 86, Pages 59C-60B.	SF-2
23	Village of Western Oaks, <u>Sec. 12</u> , Blk. 10, Lot 4 & 8; Plat Book 86, Pages 59C-60B.	P-CO
24	Village of Western Oaks, <u>Sec. 11</u> , Blks. 43, 11, 12, 13 & 10, (less Lots 53 & 54); Plat Book 86, Pages 60C-61B.	SF-2
25	Village of Western Oaks, <u>Sec. 11</u> , Blk. 10, Lot 54; Plat Book 86, Pages 60C-61B.	RR-CO
26	Village of Western Oaks, <u>Sec. 11</u> , Blk. 10, Lot 53; Plat Book 86, Pages 60C-61B.	P-CO
27	Village of Western Oaks, <u>Sec. 17</u> , Blk. B, Lot 2, Plat Book 86, Pages 61C-61D. <u>Sec. 17-A</u> , Blk. A, Lot 1 only; Plat Book 92, Pages 241-243.	P-CO
28	Village of Western Oaks, <u>Sec. 17-A</u> , Blk. A, (less Lot 1), Blks. B, D, E & C (less Lot 5); Plat Book 92, Pages 241-243.	SF-2
29	Village of Western Oaks, <u>Sec. 17-A</u> , Blk. C, Lot 5; Plat Book 92, Pages 241-243.	P-CO
30	Village of Western Oaks, <u>Sec. 18-A</u> , Blks. A, B, C, & D; Plat Book 93, Pages 377-379.	SF-2
31	Unplatted 9.978 ac. parcel owned by City, between <u>Sec. 18-A & 19</u> ; * Metes & Bounds description attached as Exhibit "S".	P-CO
32	Village of Western Oaks, <u>Sec. 19</u> ; Plat Book 86, Pages 88D-89A.	GR-CO
33	Village of Western Oaks, <u>Sec. 20</u> , Lot 2; Plat Book 86, Pages 78B-78C.	GR-CO

Tract No.	Legal Description Note: all property is recorded in Plat Records of Travis County Texas	Zoning District
34	Village of Western Oaks, <u>Sec. 20</u> , Lot 1, <u>Sec. 21</u> , Lots 1 & 2; Plat Book 86, Pages 78B-78C.	MF-1-CO
35	Village of Western Oaks, <u>Sec. 21</u> , Lot 3; <u>Sec. 26</u> , Lot 2; Plat Book 86, Pages 145B-145C.	MF-1-CO
36	Village of Western Oaks, <u>Sec. 26</u> , Lot 1; Plat Book 86, Pages 147B-147C.	MF-1-CO
40	Village of Western Oaks, <u>Sec. 15-B</u> , Blk. 34, Lot 2; Plat Book 100, Pages 60-64.	RR-CO
43	Amended plat of Village of Western Oaks, <u>Sec. 33</u> , Blks. 40, 41, 47, 38 & 39 (less Lot 18); Plat Book 100, Pages 60-64.	SF-4A
44	Amended plat of Village of Western Oaks, <u>Sec. 33</u> , Blk. 39, Lot 18; Plat Book 100, Page 60-64.	RR-CO

PART 2. The property within the boundaries of the Conditional Overlay combining district established by this ordinance, excluding the "SF-2" and "SF-4A" zoning districts, is subject to the following conditions:

1. The xeriscape method of landscaping shall be used in the common areas of any unbuilt land.
2. At any time an application for approval of a site plan is submitted for development of the property, or any portion of the property, the owner shall prepare and submit an Integrated Pest Management (IPM) Plan for the proposed development to the Planning, Environmental and Conservation Department for their review and approval.
3. The maximum number of dwelling units allowed on Tracts 5 and 36 is 10 units per acre.

4. The maximum number of dwelling units allowed on Tracts 34 and 35 is 15 units per acre.
5. Overlay conditions for Tract 16 are as follows:
 - a) The maximum number of dwelling units allowed is 10 units per acre.
 - b) The maximum building height allowed is 32 feet.
 - c) The minimum front yard setback allowed is 50 feet.
 - d) The minimum street side yard setback allowed is 40 feet.
 - e) The minimum interior side yard setback allowed is 40 feet.
6. Overlay conditions for Tract 17 are as follows:
 - a) The maximum F.A.R. (floor to area ratio) allowed is 0.5/1.0.
 - b) The maximum building height allowed is 25 feet.
 - c) The minimum street side yard setback allowed is 25 feet.
 - d) The minimum interior side yard setback allowed is 25 feet.
7. Overlay conditions for Tract 32 are as follows:
 - a) The maximum F.A.R. (floor to area ratio) allowed is 0.5/1.0.
 - b) The maximum building height allowed is 40 feet.
 - c) The minimum street side yard setback allowed is 10 feet.
 - d) The minimum interior side yard setback allowed is 10 feet.
 - e) The minimum rear setback allowed on Tract 32 is 15 feet.
 - f) No hard liquor sales are allowed on the property.
8. Overlay conditions for Tract 33 are as follows:
 - a) The maximum F.A.R. (floor to area ratio) allowed is 0.5/1.0.
 - b) The maximum building height allowed is 40 feet.
 - c) The minimum street side yard setback allowed is 10 feet.
 - d) The minimum interior side yard setback allowed is 10 feet.
 - e) No hard liquor sales are allowed on the property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 27, 1998.

PASSED AND APPROVED

April 16, 1998.

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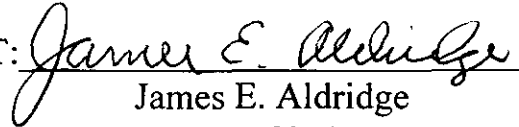
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

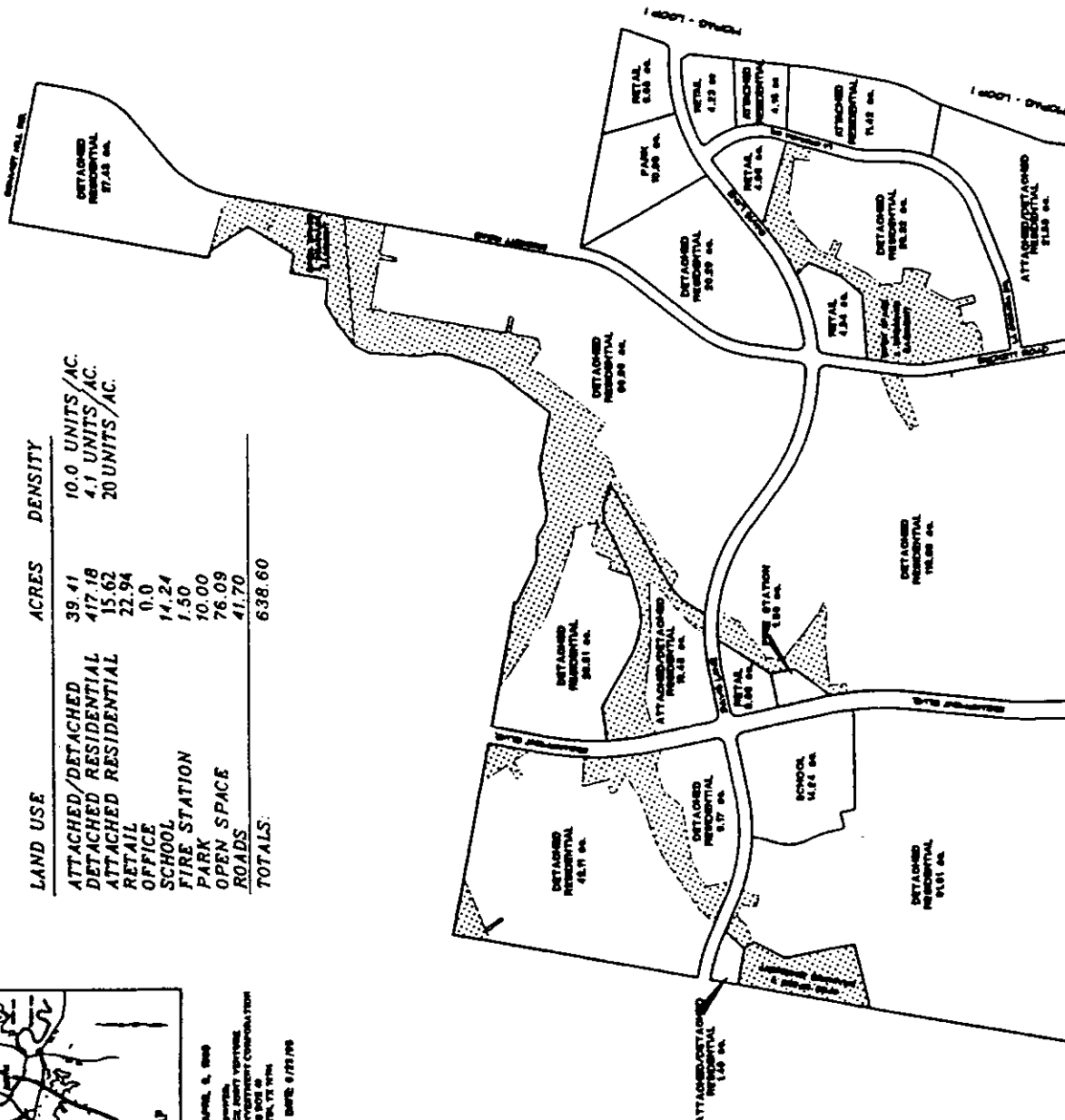
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EXHIBIT "A"

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DATE GRANTED 1/25/55

 HARRY WATSON, DIRECTOR
 DEPARTMENT OF
 ECONOMIC AFFAIRS

SECRET

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

DATE 10-17-96 BY SP-8 JAC/jac

43



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: G.GUERNSEY

EXHIBIT "B" ZONING

CASE #: C14-97-0158

ADDRESS: VILLAGE OF WESTERN OAKS

SUBJECT AREA (acres): 587

DATE: 98-03

INTLS: TRC

CITY GRID
REFERENCE
NUMBER
C17

COUNTY



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G.GUERNSEY

980416-0

EXHIBIT "C" ZONING

CASE #: C14-97-0158 (1,2)

ADDRESS: VILLAGE OF WESTERN OAKS

SUBJECT AREA (acres): N/A

DATE: 98-03

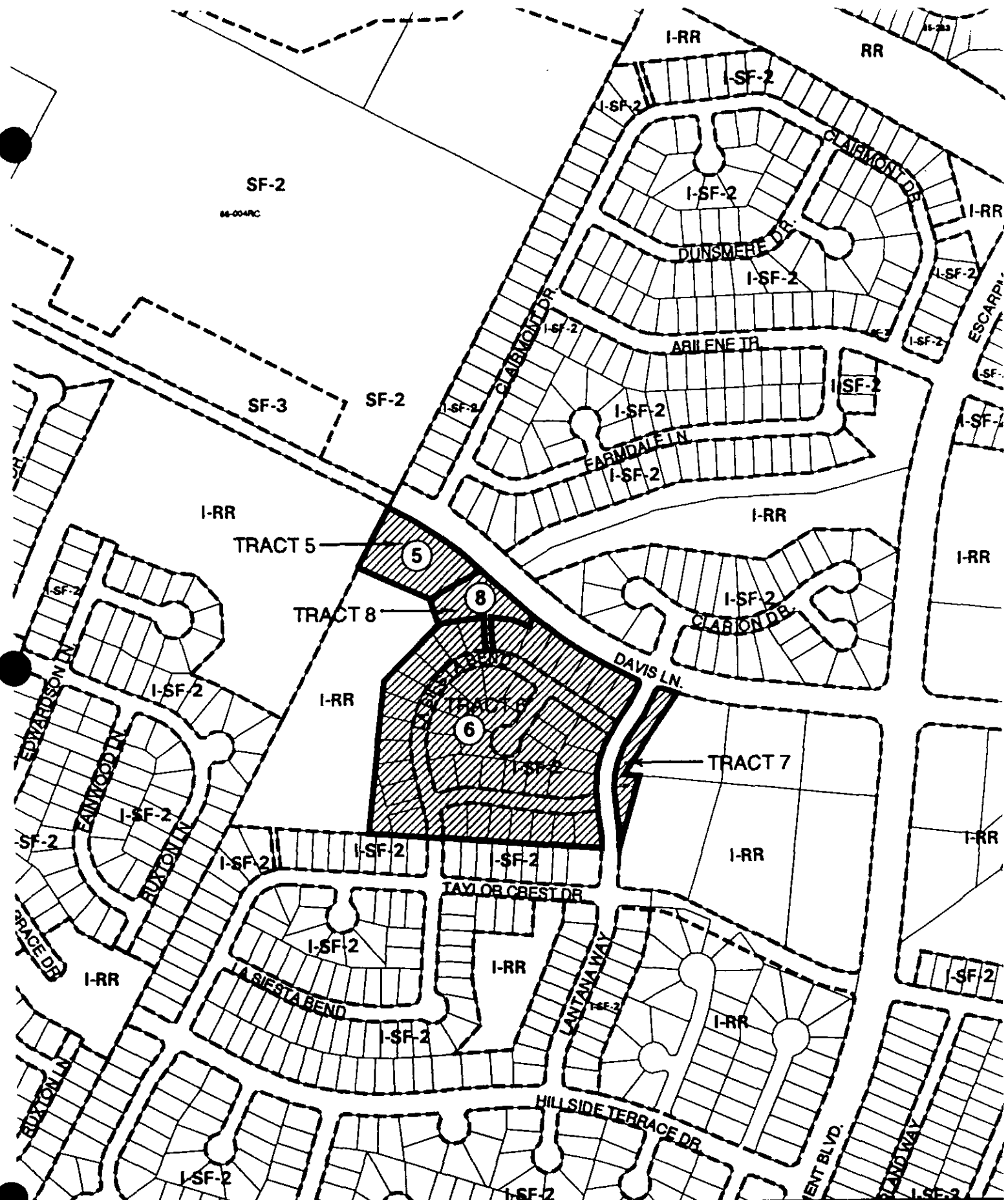
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CITY GRID
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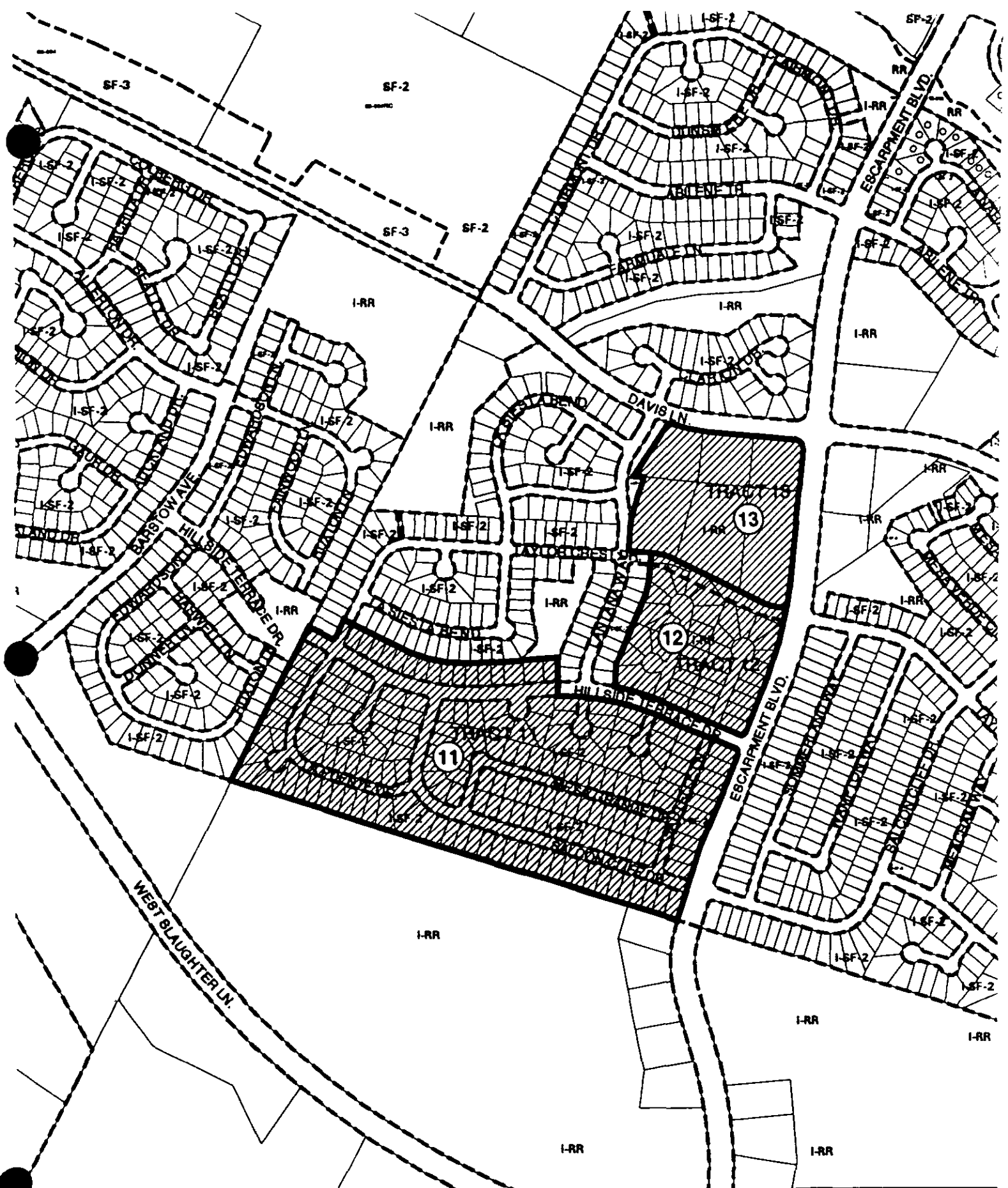
B17



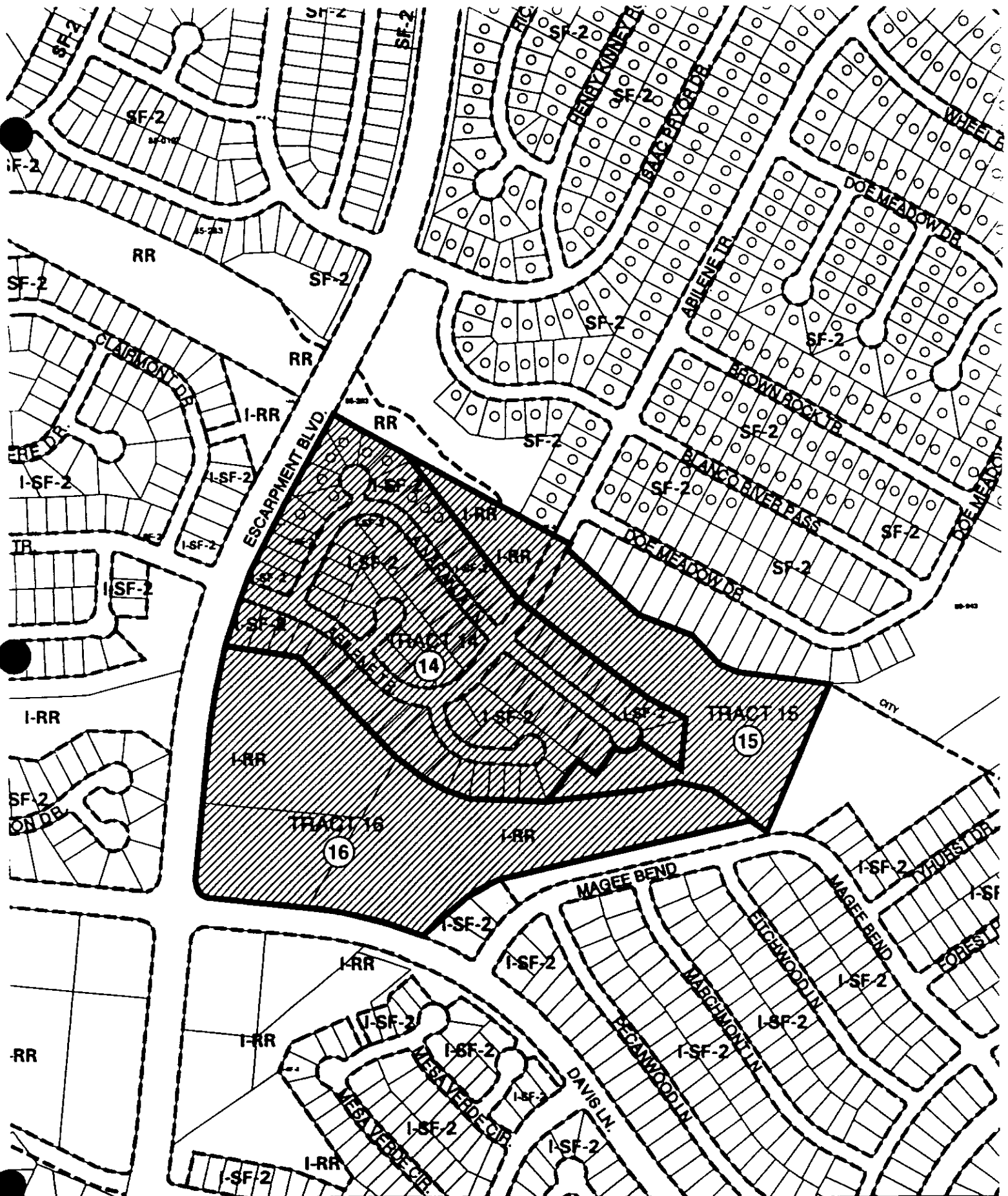
 1" = 400'	SUBJECT TRACT 	EXHIBIT "D" ZONING		CITY GRID REFERENCE NUMBER B17
	PENDING CASE 	CASE #: C14-97-0158 (3,4)		
	ZONING BOUNDARY 	ADDRESS: VILLAGE OF WESTERN OAKS		
	CASE MGR: G.GUERNSEY	DATE: 98-03		
	980416-0	INTLS: TRC		
SUBJECT AREA (acres): N/A				



 1" = 400'	SUBJECT TRACT 	EXHIBIT "E" ZONING		CITY GRID REFERENCE NUMBER B17
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-97-0158 (5,6,7,8)		
	CASE MGR: G.GUERNSEY 980416-Q	ADDRESS: VILLAGE OF WESTERN OAKS DATE: 98-03		
	SUBJECT AREA (acres): N/A	INTLS: TRC		



 1" = 600'	SUBJECT TRACT		EXHIBIT "G"		ZONING		CITY GRID REFERENCE NUMBER C17
	PENDING CASE		CASE #: C14-97-0158 (11, 12, 13)				
	ZONING BOUNDARY		ADDRESS: VILLAGE OF WESTERN OAKS				
	CASE MGR: G.GUERNEY		DATE: 98-03				
	980416-D		INTLS: TRC				
	SUBJECT AREA (acres): N/A						






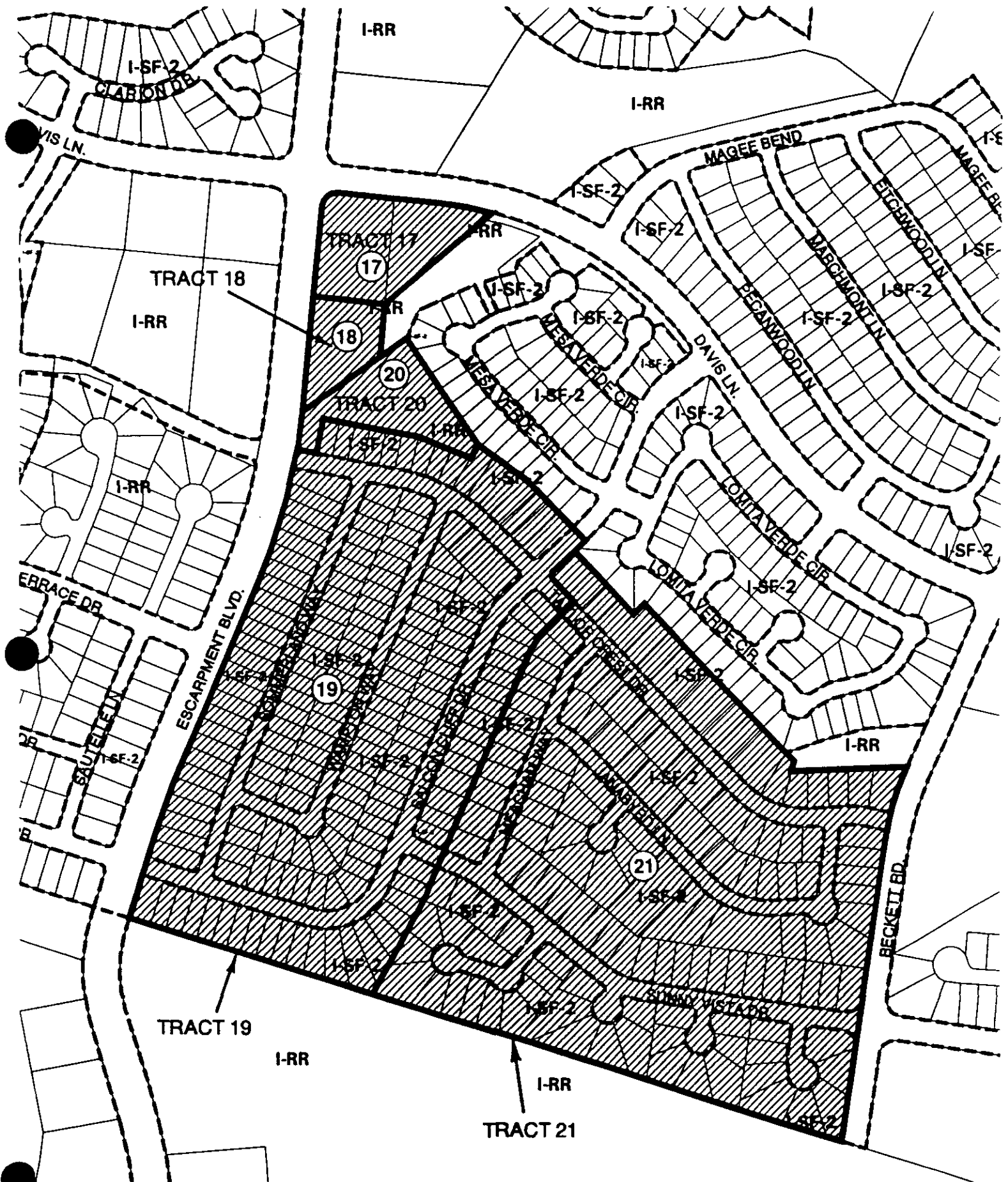
SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G.GUERNSEY
 980416-Q

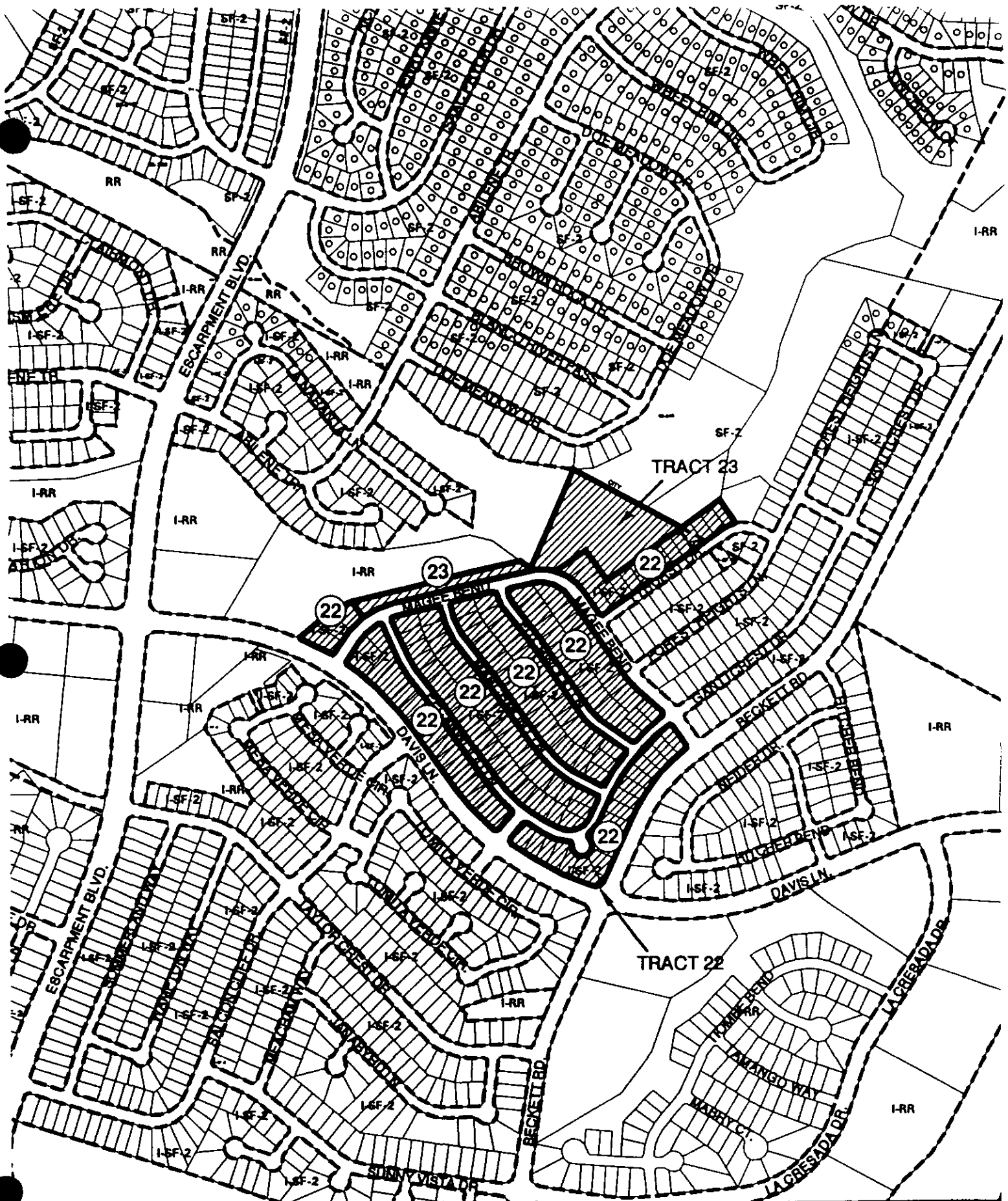
EXHIBIT "F" ZONING
 CASE #: C14-97-0158 (14,15,16)
 ADDRESS: VILLAGE OF WESTERN OAKS
 SUBJECT AREA (acres): N/A

DATE: 98-03
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 C17



 1" = 400'	SUBJECT TRACT 	EXHIBIT "I" ZONING CASE #: C14-97-0158 (17,18,19,20,21) ADDRESS: VILLAGE OF WESTERN OAKS SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER C17
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	ZONING BOUNDARY 	DATE: 98-03 INTLS: TRC		
	CASE MGR: G.GUERNSEY 980416-Q			



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G.GUERNSEY

980416-0

EXHIBIT "J"

ZONING

CASE #: C14-97-0158 (22, 23)

ADDRESS: VILLAGE OF WESTERN OAKS

SUBJECT AREA (acres): N/A

DATE: 98-03

INTLS: TRC

CITY GRID
REFERENCE
NUMBER

C17

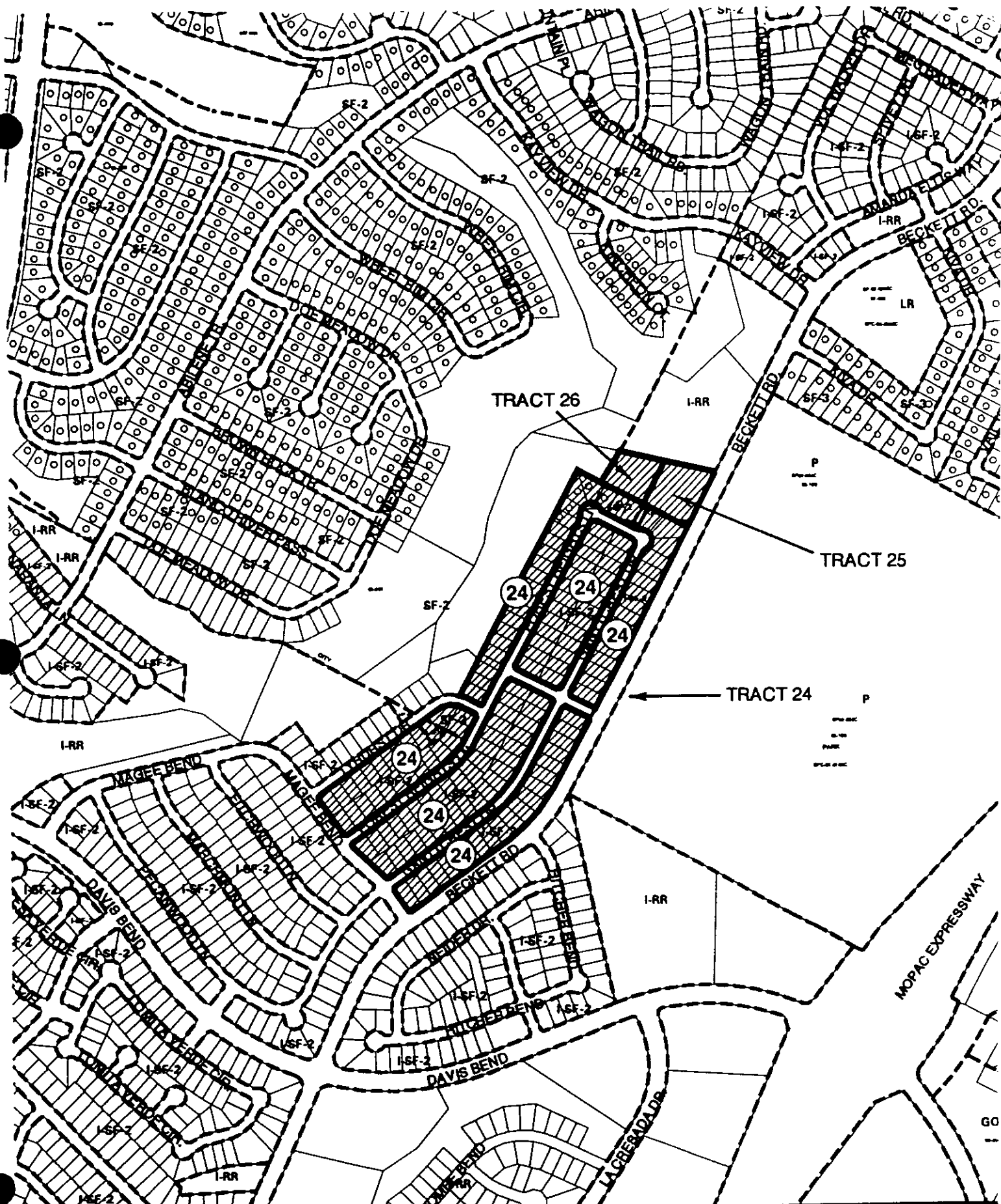


EXHIBIT "K"

ZONING

CASE #: C14-97-0158 (24, 25, 26)

ADDRESS: VILLAGE OF WESTERN OAKS

SUBJECT AREA (acres): N/A

DATE: 98-03

INTLS: TRC

CITY GRID
REFERENCE
NUMBER
C17 C18

SUBJECT TRACT

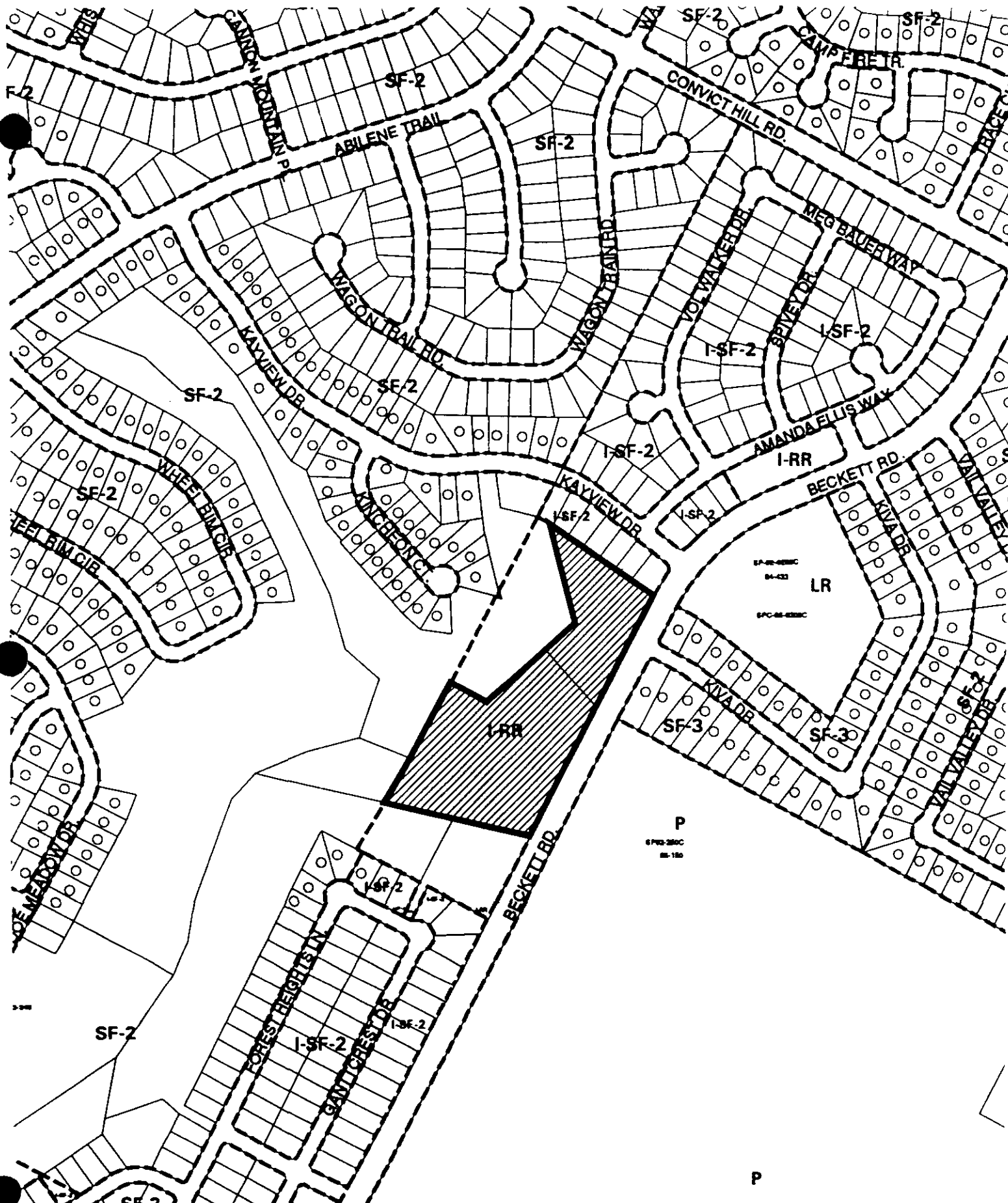
PENDING CASE





ZONING BOUNDARY

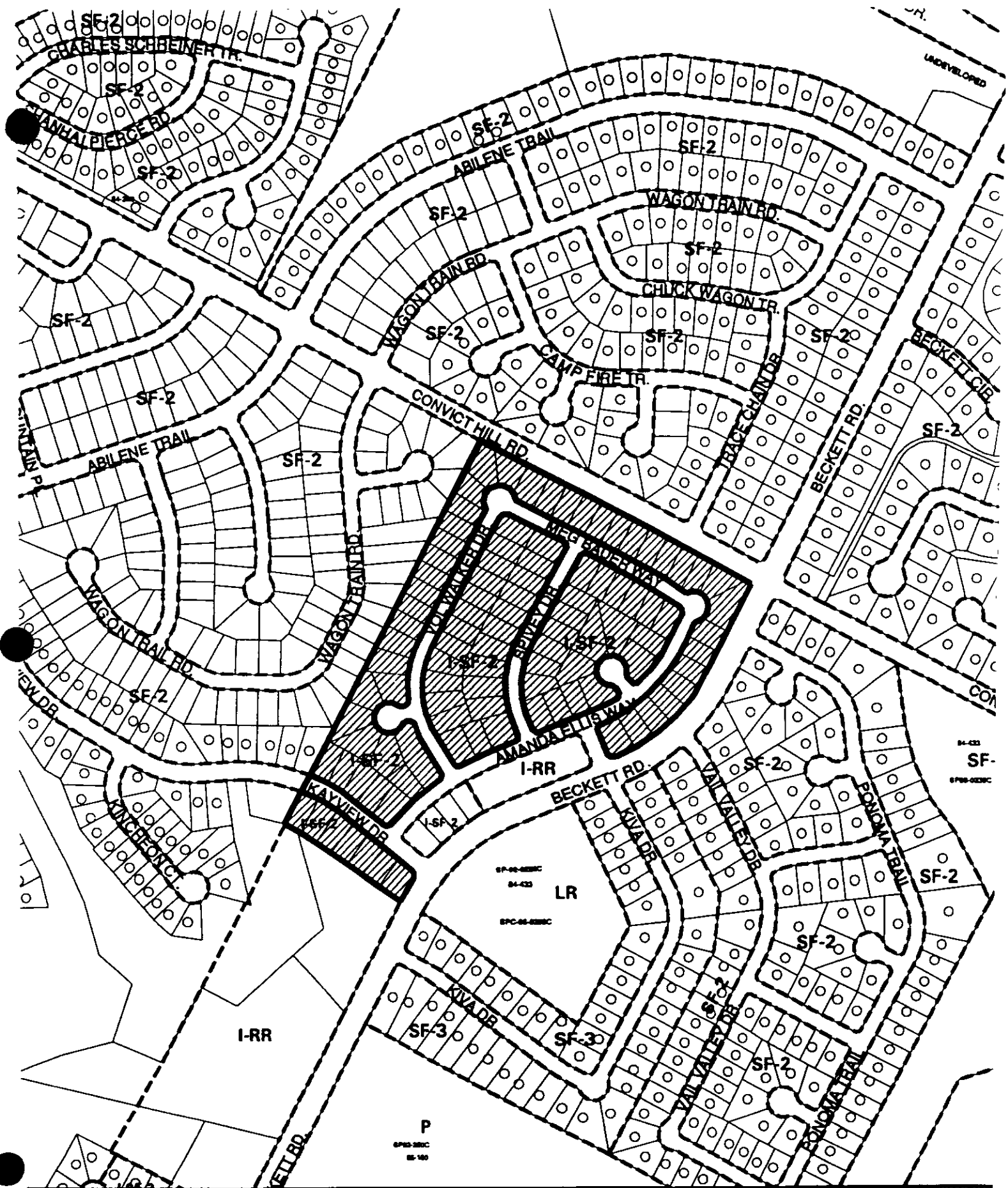
CASE MGR: G.GUERNSEY

980416-0





 1" = 400'	SUBJECT TRACT		EXHIBIT "L" ZONING		CITY GRID REFERENCE NUMBER C18
	PENDING CASE		CASE #: C14-97-0158(TRACT 27)		
	ZONING BOUNDARY		ADDRESS: VILLAGE OF WESTERN OAKS		
	CASE MGR: G.GUERNSEY		DATE: 98-03		
	980416-0		SUBJECT AREA (acres): N/A		INTLS: TRC





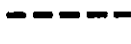
SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G.GUERNSEY
 980416-Q

EXHIBIT "M" ZONING
 CASE #: C14-97-0158(TRACT 28)
 ADDRESS: VILLAGE OF WESTERN OAKS
 DATE: 98-03
 SUBJECT AREA (acres): N/A
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 C17



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G.GUERNSEY

980416-Q

EXHIBIT "N"

ZONING

CASE #: C14-97-0158(TRACT 29)

ADDRESS: VILLAGE OF WESTERN OAKS

SUBJECT AREA (acres): N/A

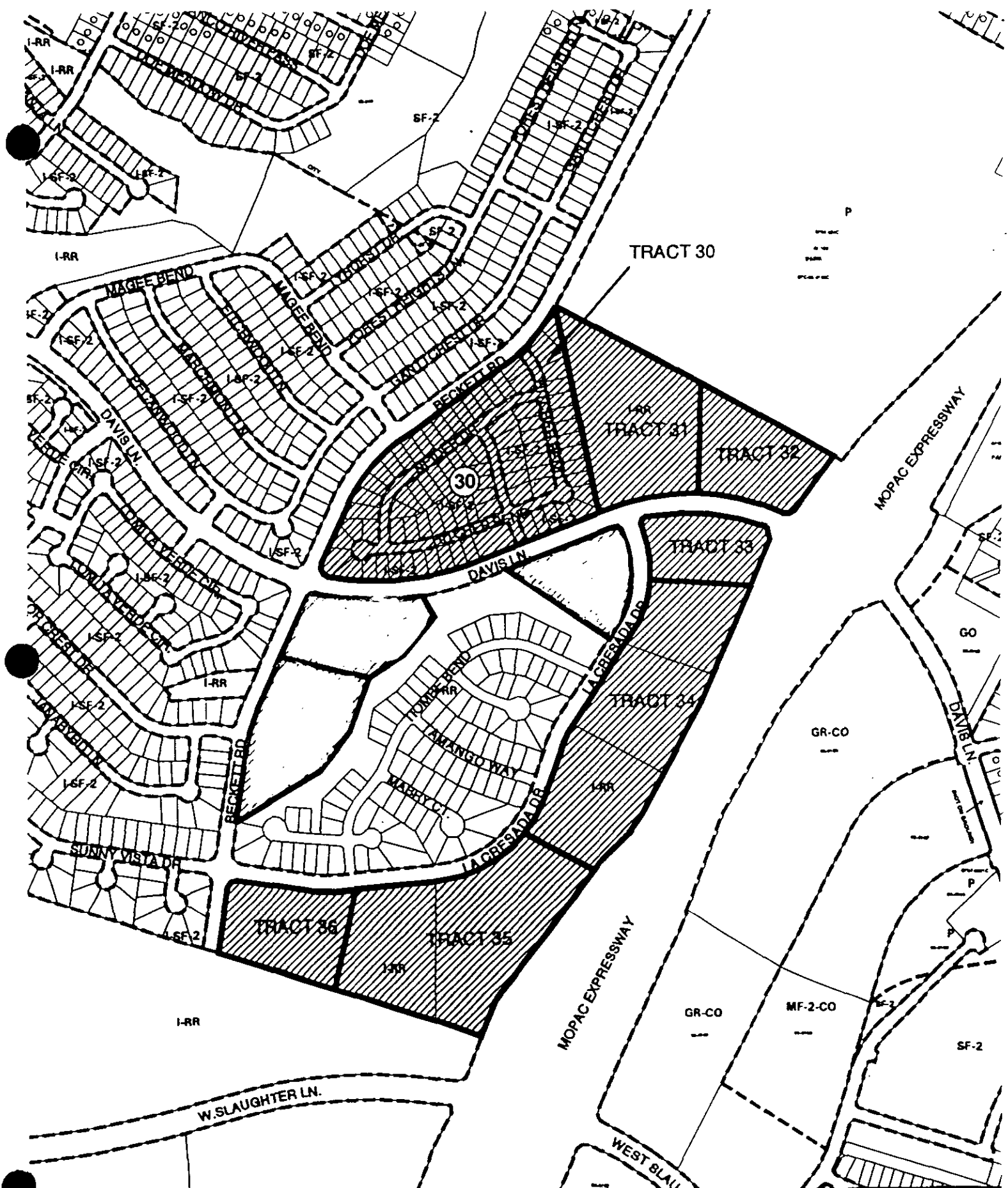
DATE: 98-03

INTLS: TRC

CITY GRID
REFERENCE
NUMBER

C17

1" = 400'



N
 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: G.GUERNSEY
 980416-Q
 1" = 600'
 I-RR

EXHIBIT "O" ZONING
 CASE #: C14-97-0158 (30, 31, 32, 33, 34, 35, 36)
 ADDRESS: VILLAGE OF WESTERN OAKS
 SUBJECT AREA (acres): N/A
 DATE: 98-03
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 C17





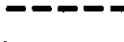
SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G.GUERNSEY
 980416-9

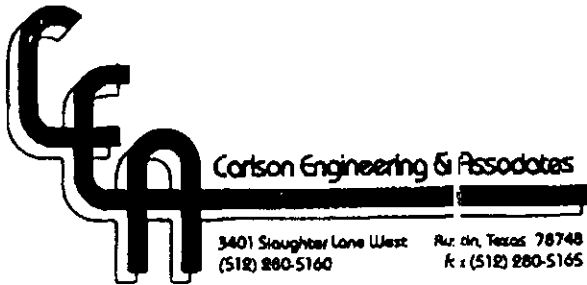
EXHIBIT "P" ZONING
 CASE #: C14-97-0158(TR.40)
 ADDRESS: VILLAGE OF WESTERN OAKS
 SUBJECT AREA (acres): N/A

DATE: 98-03
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 C17



 1" = 400'	SUBJECT TRACT		EXHIBIT "Q" ZONING		CITY GRID REFERENCE NUMBER C17
	PENDING CASE		CASE #: C14-97-0158(TR.43,44)		
	ZONING BOUNDARY		ADDRESS: VILLAGE OF WESTERN OAKS		
	CASE MGR: G.GUERNSEY		DATE: 98-03		
	980416-Q		SUBJECT AREA (acres): N/A	INTLS: TRC	



FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF LOTS 1, 2 AND 3, VILLAGE AT WESTERN OAKS SECTION 31, A SUBDIVISION OF RECORD IN BOOK 86, PAGES 81B-81C, TRAVIS COUNTY, TEXAS PLAT RECORDS. SAID TRACT OF LAND BEING 6.881 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point on the easterly right-of-way line of Escarpment Boulevard, a 120' R.O.W. dedicated within Village at Western Oaks Section 13, a subdivision of record in Book 85, Pages 174B-174D, of said Plat Records, same point being the southwest corner of said Lot 1, for the southwest corner of the herein described tract,

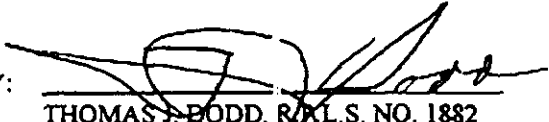
THENCE, following said right-of-way line with the west line of the herein described tract the following two (2) courses and distances numbered 1 and 2,

1. N05°16'00"E, 428.90 feet to iron pin found
2. with a curve to the right having a central angle of 03°19'17", a radius of 1940.00 feet, an arc length of 112.46 feet and whose chord bears N06°55'38"E, 12.94 feet to a point on the south line of an existing drainage easement dedicated within said Section 31, for the northwest corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of said drainage easement, the following nine (9) courses and distances numbered 1 through 9,

1. S80°43'50"E, 257.80 feet to a point,
2. S38°46'39"E, 289.79 feet to a point,
3. S66°49'47"E, 196.14 feet to a point,
4. S74°21'15"E, 218.68 feet to a point,
5. S83°28'24"E, 86.84 feet to a point,
6. S11°49'46"E, 33.05 feet to a point,
7. S70°00'07"W, 249.89 feet to a point,
8. N77°43'54"W, 209.10 feet to a point
9. S12°24'04"E, 109.99 feet to a point at the beginning of a curve,
10. with a curve to the left having a central angle of 06°26'41", a radius of 1345.00 feet, an arc length of 151.29 feet and whose chord bears N81°50'39"W, 151.21 feet to a point,
11. N84°44'04"W, 362.01 feet to the POINT OF BEGINNING containing 6.881 Acres Of Land.

PREPARED BY:


 THOMAS J. DODD, R.L.S. NO. 1882
 CARLSON ENGINEERING & ASSOCIATES, INC.
 3401 Slaughter Lane West
 Austin, Texas 78748
 (512) 282-0170

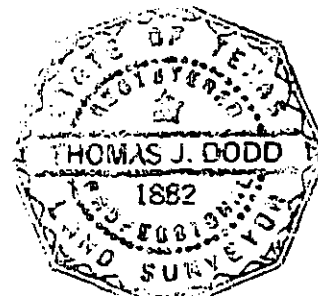


EXHIBIT "R"

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 14, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY BEING OUT OF AND A PART OF THAT CERTAIN 638.845 ACRE TRACT OF LAND CONVEYED TO TEMPLE-INLAND MORTGAGE CORPORATION, FOUND OF RECORD IN VOLUME 11752, PAGE 92, TRAVIS COUNTY, TEXAS, DEED RECORDS, SAID TRACT OF LAND BEING 9.978 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point for the southwest corner of the herein described tract, being in the northerly R.O.W. line of Davis Lane (90' wide), being the most northerly southeast corner of Lot 2 of the Village at Western Oaks Section 18, a subdivision of record in Book 86, Page 76A and 76B of the Plat Records of Travis County, Texas;

THENCE, N 11°56'53" W, a distance of 1023.98 feet to a concrete monument found for the northwest corner of the herein described tract, being the northeast corner of said Lot 2, Village at Western Oaks Section 18 and the southwest corner of that certain tract of land conveyed to the City of Austin, known as Dick Nichols Park, found of record in Volume 7104, Page 1845, Travis County, Texas Deed Records.

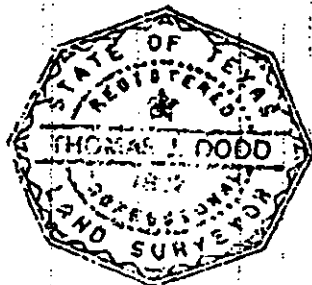
THENCE, along the south line of said City of Austin tract, the following two (2) courses and distances, numbered 1 and 2.

1. S 61°43'06" E, a distance of 382.31 feet to an iron pin set.
2. S 62°01'37" E, a distance of 418.00 feet to an iron pin set for the northeast corner of the herein described tract, being the northwest corner of Lot 1, Village at Western Oaks Section 19, a subdivision found of record in Book 86, Page 88D-89A, Travis County, Texas Plat Records.

THENCE, S 01°23'37" W, along the east line of the herein described tract, a distance of 540.79 feet to a concrete monument found for the southwest corner of the herein described tract, being in the curving northerly R.O.W. line of said Davis Lane,

THENCE, with a curve to the left, having a central angle of 22°36'10", a radius of 1,245.00 feet, an arc length of 491.15 feet, and whose chord bears S 80°05'33" W, 487.97 feet to the POINT OF BEGINNING containing 9.978 Acres Of Land.

SURVEYED BY:



THOMAS J. DODD, R.P.L.S. NO. 1882
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.
3401 Slaughter Lane West
Austin, Texas 78748
(512) 282-0170

JOH NO. FN2.9978A/11/2/94

EXHIBIT "S"

TOTAL P. 07

980416-Q

Austin American-Statesman

PO#: 980416Q
Ad ID#: 4OM706600
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

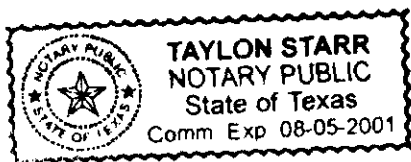
SHARON JANIAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	4/29/98	Last Published:	4/29/98
Times Published:	1	Classification:	9980
Lines:	20	Cost:	\$55.80

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 21st day of April 1998



Taylon Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO 980416-Q
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE FROM INTERIM TO
PERMANENT ZONING AS FOLLOWS:
THIRTY-NINE TRACTS OF LAND CON-
SISTING OF APPROXIMATELY 587
ACRES, GENERALLY KNOWN AS THE
VILLAGE OF WESTERN OAKS, LO-
CATED ON THE WEST SIDE OF
SOUTH MOPAC BOULEVARD, IN THE
VICINITY OF SLAUGHTER LANE WEST,
CONVICT HILL ROAD, AND BECKETT
ROAD, IN THE CITY OF AUSTIN, TRAV-
IS COUNTY, TEXAS.
Mayor: Kirk Watson
City of Austin